

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No.M:26/10/77

1. Name of Property (indicate preferred name)

historic Mrs. Ricketts' West End Cottage
other 710 West Montgomery Avenue

2. Location

street and number 710 West Montgomery Avenue not for publication
city, town Rockville vicinity
county Montgomery

3. Owner of Property (give names and mailing addresses of all owners)

name Borys M. Tkacz and Zenia J. Kuzma-Tkacz
street and number 710 West Montgomery Avenue telephone
city, town Rockville state MD zip code 20850-3818

4. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County Judicial Center liber 17430 folio 271
city, town Rockville tax map GR12 tax parcel tax ID # 00208171

5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District
☐ Contributing Resource in Local Historic District
☐ Determined Eligible for the National Register/Maryland Register
☐ Determined Ineligible for the National Register/Maryland Register
☐ Recorded by HABS/HAER
☐ Historic Structure Report or Research Report at MHT
☒ Other: City of Rockville, Peerless Rockville Historic Preservation

6. Classification

Category	Ownership	Current Function	Resource	Count
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	<input type="checkbox"/> landscape	<input type="checkbox"/> Contributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	<input type="checkbox"/> recreation/culture	<input type="checkbox"/> Noncontributing
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> religion	<input type="checkbox"/> buildings
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic	<input type="checkbox"/> social	<input type="checkbox"/> sites
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/> transportation	<input type="checkbox"/> structures
		<input type="checkbox"/> funerary	<input type="checkbox"/> work in progress	<input type="checkbox"/> objects
		<input type="checkbox"/> government	<input type="checkbox"/> unknown	<input type="checkbox"/> Total
		<input type="checkbox"/> health care	<input type="checkbox"/> vacant/not in use	
		<input type="checkbox"/> industry	<input type="checkbox"/> other:	

Number of Contributing Resources
previously listed in the Inventory

2

7. Description

Inventory No. M:26/10/77

Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

The subject house faces north on West Montgomery Avenue situated on a spacious lot shaded by mature trees and protected from street noise by a tall privet hedge. A Montgomery County Champion Tulip Poplar shades the front yard and other shrubs and planting beds are situated around the house. A driveway from West Montgomery is on the west property line, leading to a parking area at the rear. Once a spacious suburban home site, the original acreage is now subdivided into smaller lots and later development surrounds it.

This ca. 1887 frame, L-shaped three-bay by one-bay main block with three-bay rear wing is a 2-1/2 story vernacular Victorian with a steeply-pitched center front gable. The cross-gabled roof is covered with patterned tin shingles. The previous wide aluminum siding has been removed and the wood siding restored. The original portion of the house rests on a fieldstone foundation although brick foundation was used for later additions. It has one corbelled interior brick chimney on the west side of the main block; a matching east chimney has been removed. There is another plain brick chimney in the center of the rear kitchen wing.

In plan, this modest one-room by two-room vernacular Victorian cottage was an L-shaped building consisting of a rectangular main block, a two story rear kitchen wing recessed on the east side with an end chimney, and rear porches. The regular fenestration, prominent steeply pitched center front gable and full-width front porch are hallmarks of a vernacular late Victorian cottage. The Victorian trims common to this type, such as turned posts, corner brackets, front gable window, and clapboard siding with decorative shingles, were covered with aluminum siding in 1976 that has been removed. There are 2/2 windows in the original main block of the house and 6/6 windows in the later rear addition. All have plain window surrounds.

The three-bay symmetrical north (front) facade has a steeply pitched front gable with a central jigsawn half-round ventilation panel. One window is in each of the three second-story bays. Longer windows are in the east and west first-story bays. A wooden, paneled four-light exterior door with reeded door surrounds and a rectangular transom occupies the center bay. The full-width front porch has a low-hipped seamed tin roof supported by four square posts, probably replacements for the originals. There is no balustrade. This facade is no longer used as the primary entrance.

The west facade is formed of the main block and rear kitchen wing. The one-bay main block has one window in both second and first stories and a half-round jigsawn vent panel in the attic gable; the three-bay kitchen wing has one window each bay on the second story, and one window in each of the two south bays, first story. The north bay has a small diamond shaped light in the extreme north bay, which also has a modern flush exterior door, which appears to have been installed in place of a window. A flat-roofed portico supported by two square posts shelters this entrance. The foundation changes from fieldstone to brick in the south bay, indicative of the construction of a permanent kitchen on the former rear porch.

The south rear) facade consists of the one-bay gable end of the kitchen wing, the exposed unrelieved south facade of the main block, and the shed-roofed modern family room addition. The kitchen wing has a small rectangular metal ventilator in the gable and one 6/6 window on the first story.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. M:26/10/77

Name Mrs. Ricketts West End Cottage at 710 West Montgomery Avenue
Continuation Sheet

Number 7 Page 1

The family room addition has fixed glass panels and sliding patio glass doors on the south and east facades. There is a bubble skylight in the roof.

The building's east facade is composed of the one bay main block, a rear extension to the main block, and the two-bay kitchen wing. The main block has a half-round jigsawn ventilation panel in the gable, and one window in each bay of the first and second stories. There is one 6/6 window in the second story extension, and one window in each bay of the second-story kitchen wing.

Interior

The two first-floor parlors, entry vestibule, and center hall have been opened into one large room with a fireplace at each end. Only the west fireplace is operable, having a cast iron insert trademarked PEERLESS and patented July 19, 1892. The fireplace surround is new construction. The east fireplace has been closed up and the chimney removed from the roof. The mantle is a period carved wood piece. The enclosed stairway extends the length of the rear of the house, entered by a door in the southwest corner of the front parlor. A small diamond-shaped window on the west façade was recovered when the aluminum siding was removed. The old kitchen is now used as a dining room and retains the wood wainscoting typical of kitchens of this period. The chimney stove opening has been plastered up. The sloping floor of the present modern kitchen is evidence of its original function as an exterior porch.

Outbuildings

One outbuilding remains: a one story, side-gable sheet tin-roofed board-and-batten shed with two doors on the west side, facing the house. Brick walks and a patio connect house, garden, and shed.

See Photographs on following pages.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. M:26/10/77

Name Mrs. Ricketts West End Cottage at 710 West Montgomery Avenue
Continuation Sheet

Number 7 Page 2



710 West Montgomery Avenue
Photos by Cindy Kebba,
9/25/2001

Right: front (north) façade

Below left: west façade

Below right: roof detail



Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. M:26/10/77

Name Mrs. Ricketts West End Cottage at 710 West Montgomery Avenue
Continuation Sheet

Number 7 Page 3



710 West Montgomery
Avenue

Photos by Cindy Kebba
9/25/01

left: rear (south) façade

below: east facade



Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. M:26/10/77

Name Mrs. Ricketts West End Cottage at 710 West Montgomery Avenue
Continuation Sheet

Number 7 Page 4

Page A-34

Rockville Gazette

April 4, 1990

REAL ESTATE

Mrs. Ricketts' summer cottage finds new love among the ruins



Photo by Thomas Ruff

The modern living room in Mrs. Ricketts' West End Cottage features two fireplaces. The one shown here is capped off but the other fireplace, originally coal burning, is still in use.

The washer and dryer nestle along one wall next to the pantry. An old set of stairs once led up to the second floor, but is now closed off and used as storage space.

Three bedrooms are upstairs, two facing the street with the master suite running along the back of the house. One of the front bedrooms has its own full bath, while the second, smaller

room is serviced by the hall bath.

The master bedroom joins a second room which is currently used as an office. When the owners' children were small the

(Please see COTTAGE, A-K)



Photo by Thomas Ruff

Last week's spring snow storm covers Mrs. Ricketts' West End cottage which was originally built as a summer retreat. This historic three-bedroom, two-and-a-half bath house at 710 West Montgomery Avenue offers easy access to downtown Rockville and I-270.

Cottage

(Continued from page A-E)
room served as a nursery. Two walk-in closets were added to the master suite by the current owners.

An outside entrance leads to a first cellar which has been used for Halloween parties and a wine cellar. Just off the patio, one original outbuilding remains.

The board-and-batten shed is one-story, roofed with tin, and faces the house. The patterned tin roof on the house offers a "peaceful noise" to fall asleep by according to Shure.

Mrs. Ricketts' West End Cottage is selling for \$279,000, up from its sale price of \$1,000 in 1903.

Long and Foster Realty are the listing agents.

by Jessica Johns
Real Estate Editor

When Mrs. Ricketts built her summer cottage 103 years ago to get away from humid, swampy Washington, West Montgomery Avenue was just a dirt road and Rockville was the boondocks.

Today West Montgomery is a very busy street, but when a car turns up the asphalt drive, Mrs. Ricketts' house still retains the quiet feel of a bygone era.

The current owners did much of the remodeling work themselves, from staining and bleaching patterns into the wood floors, to painting and staining woodwork and walls. Owner Jane Shure said, "I think old houses are kind of like lovers. You find layer after layer as you get to know them."

The first order of business in their remodeling plan involved changing the axis of the house. A doorway was cut into the side of the house, so that the main entrance was the original kitchen and bushes were allowed to cov-

For Sale

Mrs. Ricketts' Cottage

19th Century Victorian

Rockville

409-4100

er the old front porch, providing a sound and sight barrier from West Montgomery Avenue.

To the left of the foyer, the living room has two fireplaces, one capped off and one still working. The working fireplace has a double flue and a cast iron insert marked "Peerless-July 19, 1892." A full bath is close to both the living room and the sun room. Many of the original window panes and pressed tin hangings remain intact.

The sunroom was added on the back of the house and features a skylight and two walls of windows. Sliding glass doors open onto a brick pathway and patio.

The kitchen is located to the right of the foyer and occupies what was originally a back porch.

8. Significance

Inventory No. M:26/10/77

Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: <u>Local History</u>

Specific dates	1887	Architect/Builder	
Construction dates	1887		

Evaluation for:

☐ National Register

☒ Maryland Register

☐ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

Significance

This late Victorian vernacular cottage residence, now surrounded by a modern subdivision, is a reminder of Rockville's popularity as a summer resort in the late 19th century.

History and Support

The south side of the Rockville-Darnestown Road remained an area of scattered structures sited amongst multi-acre chestnut and oak groves for half a century after the subdivision and development of the north side.

One of these properties was a four-acre parcel purchased by Ulysses Ricketts in 1887, located west of the Woodlawn Hotel and Mulfinger properties and east of the 168-acre Beard farm at Watts Branch. Upon the eastern one acre of this ground, Mr. Ricketts' constructed this small cottage, which he transferred to his mother, Christie Ricketts.¹

Mrs. Ricketts' cottage is an L-shaped dwelling with cross-gables, patterned tin roof and full-width front verandah. The 1890 plat advertising Henry Copp's development "West End Park" shows the footprint of both Mrs. Ricketts' cottage and a second Ricketts-built house, built for investment and enlarged after its sale to Emily Reiche.²

Mrs. Ricketts sold the west half of her acre to the Beards for construction of a driveway leading from the Darnestown Road to their farm a half-mile away. A stone gateway was erected and later deeds refer to Mrs. Ricketts' house as "lying east of Beard's Corner."³ After her death in 1900 the subject cottage was sold by the Ricketts' executors to Bernard Monday for \$1000 in 1903.⁴

¹ Montgomery County Land Records JA6/477; Tax Records 1887-1878.

² The Reiche Cottage is 720 West Montgomery Avenue (Survey Site M:26/10/56).

³ Montgomery County Judgment Record JA19/12 (1918) contains a copy of Henry Beard's Will which describes the purchase of the west half of Mrs. Ricketts' lot. This property was sold by Mrs. Ricketts to realtor Cooke Luckett in 1890.

⁴ Montgomery County Will Records, Sale of Real Estate HCA 5/94 (1903).

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. M:26/10/77

Name : Mrs. Ricketts West End Cottage at 710 West Montgomery Avenue
Continuation Sheet

Number 8 Page 1

In 1910 Marguerite "Daisy" Beard purchased the Ricketts cottage. She and her family used the house in the summers until their purchase of a more stylish "California Bungalow" in 1915 at (now) 22 Wall Street. The old Ricketts cottage was sold in 1919 to teacher and Police Court clerk Trujean Aud.

The Auds modernized the house, adding central heat and plumbing. A new two-story, one bay section containing kitchen and bath was added to the southwest, and the floors of the double parlor were replaced. Mr. Aud died in 1940, and his daughters occupied the property until 1946.⁵

The demand for new housing after World War II encouraged a building boom in Rockville. The lands south and east of the cottage were laid out as "Roxboro". Small Cape Cod and ranch-style houses were constructed in Roxboro by 1949. Leroy Sherman subdivided the cottage site and adjoining land in 1952. Replatted in 1966, the subject site became Lot 7 of Block 1 of Sherman's Addition to Roxboro. It is larger in size than the other lots to include the towering chestnut trees.⁶

John and Marjorie Mackey owned the house from 1952 to 1975. Steven M. Galen and Jane Shure purchased it in 1976.⁷ The old frame sheathing was replaced with aluminum siding at the time of the sale but it has since been removed and the exterior restored. Overall the house remains an nearly-intact example of late Victorian residential structure vocabulary and design. The present owners, Borys M. Tkacz and Zenia J. Kuzma-Tkacz nominated the property for historic designation in 2001.

⁵ Material on the Aud family from Aud genealogy and from material distributed by Montgomery County Historical Society on the occasion of a 1971 house tour in Rockville that included "Aud House."

⁶ Land transactions and plats for Roxboro and its various additions covered a period of almost 16 years. The subject site appears on Plat 28/1764 and Plat 81/8349.

⁷ Montgomery County Land Record 4735/625

9. Major Bibliographical References

Inventory No. M:26/10/77

Montgomery County Land, Tax, Will, and Plat Records. Genealogies of Beard, Aud, and Ricketts families. Montgomery County Historical Society Plat and Atlas collection.

10. Geographical Data

Acreage of surveyed property 14,249 square feet
Acreage of historical setting same
Quadrangle name

Quadrangle scale:

Verbal boundary description and justification

Lot 7 of Block 1 of Sherman's Addition to Roxboro, as per plat 81/8340, fronting on West Montgomery Avenue.

11. Form Prepared by

name/title	Anne Cissel	Judy Christensen, Architectural Description		
organization	Peerless Rockville		date	April 1986
street & number	P.O. Box 4262		telephone	301-762-0096
city or town	Rockville		state MD	20849-4262

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. M:26/10/77

Name: Mrs. Ricketts West End Cottage at 710 West Montgomery Avenue
Continuation Sheet

Number 9 Page 1
